This Document Prepared By:
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1529 Hunt Club Blvd. #100
Gallatin, Tennessee 37066
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This transfer is exempt according
To T.C.A 67-4-409(a)(1)(c)(vi).
The BD Living Trust
Dated May 13, 2024 is a revocable
living trust

After Recording, Return and
Mail Tax Statements To:
David Keeler and Barbara Keeler, as co-Trustees
Mailing address
111 Kimberly Road, Davidson, North Carolina 28036

Karen Johnson Davidson County
Batch# 1139202 DEEDQC
05/24/2024 11:03:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240524-0038859

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, DAVID KEELER AND BARBARA KEELER, husband and wife, the GRANTORS,

Whose mailing address is 111 Kimberly Road, Davidson, North Carolina 28036;

hereby conveys their interest and quitclaim to

DAVID KEELER AND BARBARA KEELER, as co-Trustees of the BD LIVING TRUST, U/A dated: May 13, 2024, the GRANTEE,

Whose mailing address is 111 Kimberly Drive, Davidson, North Carolina 28036;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, described as follows, to-wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 411 of the Parthenon Place Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Parthenon Place Condominiums, of record in Instrument No.20020919-0114323, Register's Office for Davidson County, Tennessee, including without limitation the Bylaws appended thereto, as Exhibit "C", of record aforesaid, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Parthenon Place Condominiums, as shown on Exhibit "E" to the Master Deed of record in Instrument No.20020919-0114323, said Register's Office, for a more complete identification and description of such Unit.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing PARTHENON PLACE CONDOMINIUMS of record in Instrument No. 20020919-0114323; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Deed to Homeowners Association for Open Space recorded at Instrument No. 20041230-0155027.

BEING THE SAME PREMISES conveyed to Grantors by: Quitclaim Deed from David Keeler, dated May 13th, 2024, and recorded on May 24th, 2024 of record Instrument Number 20240524-0038817 in the Register's Office of Davidson County, Tennessee.

More commonly known as: 411 Oman Street, Nashville, TN 37203.

Assessor's Parcel Number: 104020V00200CO

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Signed on: 5/13, 2024

DAVID KEELER

BARBARA KEELER

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

Personally appeared before me, the undersigned, a Notary Public, David Keeler and Barbara Keeler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office,

This 13th day of May, 2024.



Eileen S Miles

Notary Public

My commission expires: 2/18/2029

The Life and Legacy Law Center PLLC

1529 Hunt Club Blvd #100
Gallatin, TN 37066

TRUE COPY CERTIFICATE

I, Allen Christie, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 13th 2024.

Affiant Signature

5/23/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 23rd day of May 2024.

Rachel Christie
Notary's Signature

MY COMMISSION EXPIRES: 8/19/2025
Notary's Seal (if on paper)

RACHEL CHRISTIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires: 08/19/2025